



## COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

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DA COSTA BUILDING,  
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ADELAIDE.

### BUILDING OPERATIONS

SOUTH AUSTRALIA

SEPTEMBER QUARTER, 1960

A summary of building operations in South Australia from 1955-56 to September 1960 is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry and dwellings within Local Government areas is given in Tables 2 to 7 respectively.

### SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses) but excludes (1) minor alterations, additions, repairs and renovations and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

### COMMENTS

As indicated in Table 1, 2,573 new houses were commenced in South Australia during September quarter, 1960. This is the highest quarterly total recorded; being 160 in excess of the previous record established in March Quarter 1960. Houses completed during September quarter totalled 2,454; 234 more than the June Quarter of this year and only 22 less than the record of 2,476 completions achieved in December Quarter 1952. A record number of 219 flats were also completed during September Quarter 1960.

Table 2 indicates that the numbers of contract-built houses commenced and completed during September Quarter 1960 were 2,352 and 2,210 respectively; both totals being the highest recorded in any quarter. The number of owner-built houses commenced during September Quarter 1960 was 221 compared with 231 in the corresponding quarter of 1959.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly, at least, the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarter covering commencement, under construction and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

The number of persons employed as at 30th September 1960 on all jobs of builders of new buildings (shown in Table 6), was the record total of 13,632; 325 more than the previous highest total of 13,307 as at 31st March 1960.

Table 7 shows that in recent years a large proportion of home building has been concentrated within a few local government areas. During the September Quarter 1960, dwellings completed in the Municipal Corporations of Marion, Enfield, Campbelltown, Mitcham, West Torrens & Woodville comprised 73.9 per cent of the total number of dwellings completed in the 21 Metropolitan local government areas. Completions in the nearest metropolitan District Councils of Salisbury (which includes Elizabeth) and Tea-Tree Gully together with the Whyalla Town Commission, accounted for 62% of the dwellings completed outside the metropolitan area.

### DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the period.

Commencements - A building is recorded as commenced when work on the foundations has begun.

Under Construction - Once commenced, and even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until it's "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1. - NEW BUILDINGS COMMENCED, COMPLETED AND UNDER CONSTRUCTION: NUMBER & VALUE

Period	Houses (a)		Flats (a)		Total Dwellings (a)		Other New Buildings	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000 (b)	£'000

COMMENCED DURING PERIOD

Year ended -								
30th June 1956	8,377	25,566	131	324	8,508	25,890	17,312	43,202
1957	6,832	21,501	295	655	7,127	22,156	9,732	31,888
1958	6,951	22,497	499	1,084	7,450	23,581	12,078	35,659
1959	8,125	26,043	751	1,836	8,876	27,879	14,859	42,738
1960	8,909	29,784	816	2,066	9,725	31,850	17,618	49,468
Quarter ended -								
30th June 1959	2,356	7,592	172	408	2,528	8,000	4,059	12,059
30th Sept.	2,265	7,369	177	450	2,442	7,819	5,008	12,827
31st Dec.	2,086	6,916	270	657	2,356	7,573	5,063	12,636
31st Mar. 1960	2,413	8,120	151	456	2,564	8,576	3,580	12,156
30th June	2,145	7,379	218	503	2,363	7,882	3,967	11,849
30th Sept.	2,573	8,683	210	668	2,783	9,351	4,220	13,571

COMPLETED DURING PERIOD

Year ended -								
30th June 1956	7,721	23,281	86	194	7,807	23,475	10,242	33,717
1957	7,193	22,802	230	517	7,423	23,319	10,678	33,997
1958	7,606	24,703	372	870	7,978	25,573	12,474	38,047
1959	8,143	26,260	640	1,558	8,783	27,818	16,576	44,394
1960	8,976	29,671	603	1,385	9,579	31,056	16,584	47,640
Quarter ended -								
30th June 1959	2,232	7,213	128	295	2,360	7,508	3,627	11,135
30th Sept.	2,157	7,016	152	356	2,309	7,372	3,941	11,313
31st Dec.	2,407	7,876	163	368	2,570	8,244	3,962	12,206
31st Mar. 1960	2,192	7,399	145	345	2,337	7,744	3,920	11,664
30th June	2,220	7,380	143	316	2,363	7,696	4,761	12,457
30th Sept.	2,454	8,284	219	596	2,673	8,880	3,433	12,313

UNDER CONSTRUCTION AT END OF PERIOD

Year ended -								
30th June 1956	6,252	18,990	121	303	6,373	19,293	17,703	36,996
1957	5,854	18,186	184	437	6,038	18,623	18,169	36,792
1958	5,199	16,534	311	661	5,510	17,195	18,142	35,337
1959	5,181	16,717	422	978	5,603	17,695	16,409	34,104
1960	5,114	17,300	635	1,684	5,749	18,794	18,028	36,822
Quarter ended -								
30th June 1959	5,181	16,717	422	978	5,603	17,695	16,409	34,104
30th Sept.	5,289	17,128	447	1,082	5,736	18,210	17,581	35,791
31st Dec.	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
31st Mar. 1960	5,189	17,115	560	1,495	5,749	18,610	18,758	37,368
30th June	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822
30th Sept.	5,233	17,586	626	1,758	5,859	19,344	18,809	38,153

(a) Excludes dwellings attached to "other new buildings."

(b) Includes value of attached dwellings.



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TABLE 2. - NEW HOUSES, CONTRACT-BUILT AND OWNER-BUILT: NUMBER AND VALUE

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone etc.		Other(b)		Brick, Stone etc.		Other (b)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1956	4,937	15,258	1,366	3,541	1,734	5,945	340	822
1957	4,169	13,345	884	2,348	1,439	4,981	340	827
1958	4,694	15,539	829	2,208	1,149	4,060	279	690
1959	5,780	19,018	1,093	2,918	1,016	3,565	236	542
1960	7,012	23,949	1,020	2,762	717	2,679	160	394
Quarter ended -								
30th June 1959	1,743	5,746	311	840	249	877	53	129
30th Sept.	1,780	5,903	254	681	183	673	48	112
31st Dec.	1,589	5,390	269	745	189	686	39	95
31st Mar. 1960	1,944	6,684	272	726	159	613	38	97
30th June	1,699	5,972	225	610	186	707	35	90
30th Sept.	2,091	7,140	261	715	186	733	35	95
COMPLETED DURING PERIOD								
Year ended -								
30th June 1956	4,720	14,644	1,231	3,170	1,480	4,812	290	655
1957	4,361	14,096	1,130	2,995	1,415	5,005	287	706
1958	4,750	15,707	983	2,597	1,523	5,516	350	883
1959	5,515	17,968	937	2,515	1,388	5,036	303	741
1960	6,582	22,222	1,132	3,068	1,043	3,829	219	552
Quarter ended -								
30th June 1959	1,590	5,179	279	769	303	1,124	60	141
30th Sept.	1,602	5,312	269	738	233	836	53	130
31st Dec.	1,678	5,609	317	855	328	1,206	84	206
31st Mar. 1960	1,606	5,526	269	722	275	1,035	42	116
30th June	1,696	5,775	277	753	207	752	40	100
30th Sept.	1,994	6,820	216	595	208	776	36	93
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1956	3,363	10,187	611	1,596	1,981	6,493	297	714
1957	3,132	9,621	386	1,016	1,997	6,703	339	846
1958	3,080	9,676	228	641	1,623	5,546	268	671
1959	3,345	10,832	384	1,048	1,251	4,335	201	502
1960	3,775	12,667	272	754	925	3,332	142	357
Quarter ended -								
30th June 1959	3,345	10,832	384	1,048	1,251	4,335	201	502
30th Sept.	3,523	11,438	369	996	1,201	4,206	196	488
31st Dec.	3,434	11,235	321	883	1,062	3,711	151	379
31st Mar. 1960	3,772	12,495	324	902	946	3,352	147	366
30th June	3,775	12,667	272	754	925	3,332	142	357
30th Sept.	3,872	13,026	317	877	903	3,317	141	366

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.

(b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. of the 1,351 "other" type houses completed during 1959/60 (1,132 contract-built and 219 owner-built) 1,235 were of fibro-cement construction valued at £3,256,000 and 88 of weatherboard, with a value of £300,000. During the September Quarter, 1960, these types of houses completed were 232 (£623,000) and 18 (£58,000) respectively.

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TABLE 3. - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a)  
(£'000)

Type of Building	Year Ended		Quarter Ended					
	30th	30th	30th	30th	31st	31st	30th	30th
	June	June	June	Sept	Dec.	Mar.	June	Sept.
	1959	1960	1959	1959	1959	1960	1960	1960
COMMENCED DURING PERIOD								
Business Premises								
Hotels, etc. & Shops	1,762	2,810	342	1,029	323	696	762	402
Factories	3,001	2,367	480	326	669	442	930	814
Other (b)	3,407	4,388	1,011	1,657	1,075	1,048	608	1,347
Educational & Health	4,015	5,500	1,359	1,599	2,231	738	932	934
All Other (c)	2,674	2,553	867	397	765	656	735	723
Total	14,859	17,618	4,059	5,008	5,063	3,580	3,967	4,220
COMPLETED DURING PERIOD								
Business Premises								
Hotels, etc. & Shops	2,201	1,892	696	380	475	391	646	386
Factories	2,035	2,729	478	1,061	364	206	1,098	466
Other (b)	3,384	4,904	560	761	1,221	2,135	787	1,183
Educational & Health	7,121	4,453	1,337	977	1,476	534	1,466	1,006
All Other (c)	1,835	2,606	556	762	426	654	764	392
Total	16,576	16,584	3,627	3,941	3,962	3,920	4,761	3,433
UNDER CONSTRUCTION AT END OF PERIOD								
Business Premises								
Hotels, etc. & Shops	955	1,925	955	1,617	1,463	1,790	1,925	1,922
Factories	3,011	2,971	3,011	2,288	2,805	3,119	2,971	3,332
Other (b)	3,357	3,023	3,357	4,350	4,207	3,182	3,023	3,215
Educational & Health	6,954	7,976	6,954	7,559	8,303	8,518	7,976	7,924
All Other (c)	2,132	2,133	2,132	1,767	2,107	2,149	2,133	2,416
Total	16,409	18,028	16,409	17,581	18,885	18,758	18,028	18,809

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious and entertainment purposes, homes for aged, etc.

TABLE 4. - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED  
(£'000)

Type of Building	Year ended		Quarter ended					
	30th	30th	30th	30th	31st	31st	30th	30th
	June	June	June	Sept.	Dec.	Mar.	June	Sept.
	1959	1960	1959	1959	1959	1960	1960	1960
Houses (a)	20,973	26,190	6,265	6,452	6,007	6,916	6,815	7,435
Flats	1,691	1,733	351	327	431	445	530	554
Total Houses & Flats	22,664	27,923	6,616	6,779	6,438	7,361	7,345	7,989
Business Premises								
Hotels, Boarding Houses, etc	737	949	128	183	201	277	288	271
Shops	1,153	1,293	313	262	296	329	406	465
Factories	2,945	2,483	778	515	472	649	847	878
Office Premises	1,175	2,209	323	498	445	765	501	471
Other (b)	2,150	2,815	543	943	947	519	406	593
Educational	2,959	3,611	798	1,265	939	725	682	836
Religious	514	410	146	111	72	100	127	139
Health	1,602	2,106	321	321	525	713	547	410
Entertainment & Recreation	573	648	137	197	165	136	150	156
Miscellaneous (c)	1,185	1,431	341	475	389	258	309	424
Total Other New Buildings (Excl. Houses & Flats)	14,993	17,955	3,828	4,770	4,451	4,471	4,263	4,643

(a) Excludes owner-built houses (b) Includes service stations, warehouses, communication buildings, etc. (c) Includes defence buildings, homes for aged, homes for children, etc.



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TABLE 5. - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED:  
CLASSIFIED ACCORDING TO TYPE AND VALUE

Type of Buildings	Year Ended				Quarter Ended					
	30th June 1959		30th June 1960		30th June	30th Sep.	31st Dec.	31st Mar.	30th June	30th Sep.
	No.	Value £'000	No.	Value £'000	1959 No.	1959 No.	1959 No.	1960 No.	1960 No.	1960 No.
UP TO £25,000										
Business Premises										
Hotels, Boarding Houses etc.	5	66	9	102	2	1	3	3	2	5
Shops	145	777	152	984	41	34	31	43	44	42
Factories	140	1,012	115	935	3	27	27	25	36	35
Office Premises	35	341	39	495	9	15	7	10	7	9
Other (a)	192	1,448	170	1,269	66	64	35	41	30	39
Educational	149	867	83	513	30	27	11	9	36	35
Health	17	228	18	185	2	3	2	10	3	2
Religious	63	449	51	378	15	10	9	18	14	15
Entertainment & Recreation	58	445	57	412	10	11	12	18	16	12
Miscellaneous (b)	63	480	40	381	11	8	11	8	13	14
Total	867	6,113	734	5,654	225	200	148	185	201	208
OVER £25,000										
Business Premises										
Hotels, Boarding Houses, etc.	9	596	12	1,173	1	5	2	3	2	-
Shops	7	323	10	551	1	2	-	4	4	2
Factories	24	1,989	22	1,432	3	2	5	4	11	7
Office Premises	4	470	16	1,637	1	6	1	5	4	4
Other (a)	21	1,148	19	987	6	4	5	8	2	6
Educational	27	1,840	38	2,976	6	19	12	1	6	9
Health	11	1,080	4	1,826	5	1	2	1	-	1
Religious	6	274	5	169	-	-	1	-	2	1
Entertainment & Recreation					2	2	-	-	-	1
Miscellaneous (b)	14	1,026	15	1,213	5	1	6	4	4	4
Total	123	8,746	141	11,964	30	42	34	30	35	35

- (a) Includes service stations, warehouses, communication buildings etc.  
(b) Includes defence buildings, homes for aged, homes for children etc.

TABLE 6. - BUILDING EMPLOYMENT (a)

Classification	Number of persons engaged on days specified							
	30th June 1957	30th June 1958	30th June 1959	30th Sep. 1959	16th Dec. 1959	31st Mar. 1960	30th June 1960	30th Sep. 1960
Contractors	726	674	697	703	686	709	721	687
Sub-contractors	1,791	1,851	2,300	2,631	2,664	2,691	2,602	2,763
Wage Earners	8,519	8,162	9,639	9,577	9,767	9,907	9,983	10,182
Carpenters	3,328	3,088	3,688	3,750	3,638	3,640	3,584	3,642
Bricklayers	1,705	1,651	1,923	2,004	2,103	2,214	2,225	2,250
Painters	899	927	1,058	1,039	1,155	1,159	1,220	1,229
Electricians	494	500	575	643	636	636	622	704
Plumbers	857	818	981	1,094	1,081	1,101	1,153	1,152
Builders' Labourers	1,960	1,832	2,207	2,257	2,190	2,240	2,183	2,212
Other	1,793	1,871	2,204	2,124	2,314	2,317	2,319	2,443
Total	11,036	10,687	12,636	12,911	13,117	13,307	13,306	13,632

- (a) Covers all contractors and sub-contractors and employees of contractors, sub-contractors and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

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TABLE 7. - DWELLINGS IN LOCAL GOVERNMENT AREAS (a) :- NUMBER OF PERMITS & NUMBER COMPLETED

Local Government Area	Year Ended		Quarter Ended					
	30th	30th	30th	30th	31st	31st	30th	30th
	June	June	June	Sep.	Dec.	Mar.	June	Sep.
	1959	1960	1959	1959	1959	1960	1960	1960
PERMITS AND AUTHORIZATIONS (b)								
Metropolitan								
Brighton	366	305	86	93	77	66	69	54
Burnside	336	418	97	72	79	163	104	92
Campbelltown	461	742	115	161	208	201	172	212
Enfield	798	1,042	227	190	261	256	335	217
Marion	895	894	159	252	188	252	202	270
Mitcham	594	580	244	140	148	178	114	143
Port Adelaide	259	231	55	56	64	60	51	152
West Torrens	368	605	73	167	119	156	163	101
Woodville	674	461	136	107	98	158	98	125
Other Metropolitan (c)	747	907	203	216	248	174	269	213
Total	5,498	6,185	1,395	1,454	1,490	1,664	1,577	1,579
Country:								
Mt. Gambier Corp'n.	184	102	67	14	22	35	31	60
Noarlunga D.C.	107	136	24	43	32	25	36	46
Pt. Augusta Corp'n.	69	86	14	26	25	26	9	13
Pt. Lincoln Corp'n.	85	58	32	9	11	18	20	19
Pt. Pirie Corp'n.	27	32	10	14	6	4	8	4
Salisbury D.C.	1,244	1,616	680	216	447	712	241	533
Teatree Gully D.C.	198	350	71	59	94	89	108	113
Whyalla Town Comm.	417	320	132	28	72	121	99	158
Other Country (c)(d)	1,051	1,162	252	304	325	227	306	259
Total	3,382	3,862	1,282	713	1,034	1,257	858	1,205
Total State	8,880	10,047	2,677	2,167	2,524	2,921	2,435	2,784
COMPLETIONS								
Metropolitan								
Brighton	527	330	160	94	101	74	61	59
Burnside	307	316	74	74	95	86	61	63
Campbelltown	435	605	137	111	122	235	137	217
Enfield	883	922	249	259	233	227	203	228
Marion	995	918	227	252	231	242	193	234
Mitcham	454	665	129	126	193	190	156	163
Port Adelaide	248	258	67	50	67	78	63	44
West Torrens	423	553	93	151	120	86	196	151
Woodville	523	669	185	185	206	134	144	109
Other Metropolitan	775	655	183	154	152	173	176	223
Total	5,570	5,891	1,504	1,456	1,520	1,525	1,390	1,491
Country:								
Mt. Gambier Corp'n.	215	145	47	40	27	38	40	38
Noarlunga D.C.	82	99	18	22	33	23	21	28
Pt. Augusta Corp'n.	72	80	12	15	29	16	20	24
Pt. Lincoln Corp'n.	82	69	13	16	22	12	19	13
Pt. Pirie Corp'n.	67	47	11	13	17	6	11	12
Salisbury D.C.	1,186	1,344	359	330	389	266	359	490
Teatree Gully D.C.	153	250	33	44	60	66	80	118
Whyalla Town Comm.	165	337	62	79	81	86	91	128
Other Country (d)	1,226	1,364	311	305	403	310	346	336
Total	3,248	3,735	866	864	1,061	823	987	1,187
Total State	8,818	9,626	2,370	2,320	2,581	2,348	2,377	2,678

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required in some country districts, and required in portions only of some others. (c) Includes government authorizations. (d) Includes un-incorporated areas.